

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
SPECIAL MEETING  
APRIL 18, 2013 - 6:00 P.M.

A special meeting of the Town of Abingdon Board of Zoning Appeals was held Thursday, April 18, 2013, at 6:00 P.M. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Paul Quetsch, Vice Chairman, called the meeting to order and called the roll.

Roll Call:

Members Present:           Mr. Paul Quetsch, Vice-Chairman  
                                  Mr. Andy Stockner  
                                  Mr. Scott Wilson

Comprising a quorum of the Board

Members Absent:           Mr. Mathew T. Bundy  
                                  Dr. H. Ramsey White, Jr.

Administrative Staff:       Mr. W. Garrett Jackson, Director of Planning/Zoning  
                                  Mr. Sean Taylor, Assistant Director of Planning/Zoning  
                                  Mrs. Deborah Icenhour, Town Attorney

Visitors:                   Mr. Stephen W. Hamby, K-VA-T Food Stores, Inc.  
                                  Mr. Tim Kuykendahl, K-VA-T Food Stores, Inc.  
                                  Mr. Stephen Spangler, K-VA-T Food Stores, Inc.

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(2)      Approval of Minutes                   Regular Meeting, August 14, 2012

Mr. Wilson made a motion to approve the minutes for the regular meeting held Tuesday, August 14, 2012 as presented. Mr. Quetsch seconded the motion.

VOTE:

Mr. Wilson      Aye  
Mr. Quetsch     Aye  
Mr. Stockner    Abstained

The motion passed.

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(3)      Case No. 399 - **Appalachia Design Services (K-VA-T Food Stores, Inc.)**, 245 Birch Street, Blountville, TN 37617; application for a variance from the requirements of Article 9, Section 9-3, Area Regulations in the O&I Office and Institutional District as contained in the Zoning Ordinance. The property is located at 248 Oak Hill Street. **Tax Map No. 12 (1) 35.**

The date of the application is March 22, 2013, requesting a special meeting scheduled to be heard on this date, April 18, 2013.

The application was duly advertised in accordance with the requirements of the Code of Virginia (1950, as amended, Section 15.2-2204) and all adjoining owners were notified of the meeting.

Mr. Jackson stated that this is a request from Article 9, Section 9-3-1a, Area Regulations as contained in the Zoning Ordinance, for property located at 248 Oak Hill Street.

This property, identified as Tax Map No. 12 (1) 35, contains a residential structure, a brick operations building, (from the former Johnston Memorial Hospital). K-VA-T wishes to divide the brick operations building side of lot from the frame residential building side of lot through boundary adjustment. The proposed residential lot containing the frame dwelling will be approximately 7,233.7 square feet in area and K-VA-T Food Stores, Inc. is requesting a variance of 1,266.3 square feet from the 8,500 square feet as set forth in Article 9, Section 9-3-1a Area Regulations of the Zoning Ordinance.

The total allowance for such property in the R-3 Residential District is as follows:

**Article 6, Section 6-3,**

Area Regulations - total allowance for the O&H District is 8,500 square feet for single family dwellings; only 7,233.7 square feet is available to applicant (a difference of 1,267 square feet); a variance request of 25 percent.

After discussion Mr. Stockner made a motion to deny the request for variance in Case No. 399. Due to conflict of interest, Mr. Wilson abstained from voting and there was no second to this motion.

After further discussion, Mr. Stockner made a motion to recess this meeting until Thursday, April 25, 2013 at 5:30 P.M., for further discussion.

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There being no further business, motion was made, duly seconded and unanimously approved to adjourn the meeting. The meeting was adjourned.

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Paul Quetsch, Vice-Chairman

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W. Garrett Jackson, Secretary